

CASE NUMBER: 15SN0672
APPLICANT: Redeemer Lutheran Church

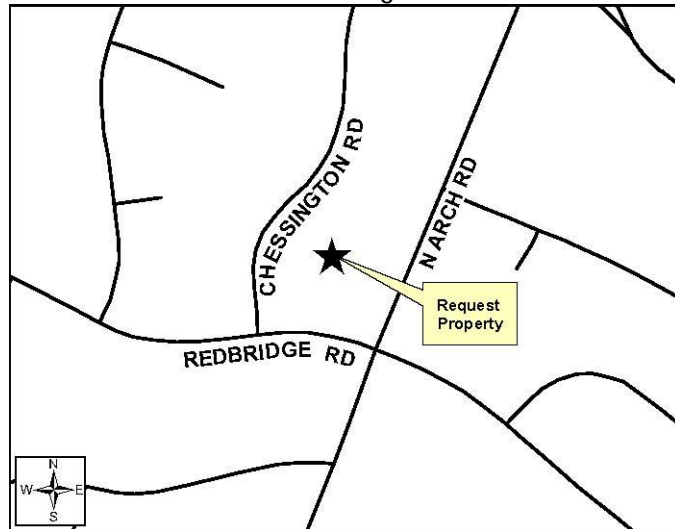


**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC)
Public Hearing Date:
 SEPTEMBER 15, 2015
CPC Time Remaining:
 100 DAYS

Applicant's Agent:
 ANDREW SCHERZER
 (804-794-2635)
Applicant's Contact:
 JOHN BLAIR
 (804-272-7973)
Planning Department Case Manager:
 RYAN RAMSEY (804-768-7592)

CHESTERFIELD COUNTY, VIRGINIA
 Magisterial District: **CLOVER HILL**
 9400 Redbridge Road



APPLICANT'S REQUEST

Amendment of conditional use (Case 85SN0055) to permit expansion of a private school and increase the number of students plus a conditional use planned development to permit exceptions to ordinance requirements in a Residential (R-7) District.

Expansion of the church's existing private school, fellowship hall and parking lot area is planned. The enrollment for the church's private school would increase from 80 to 165 students. An expanded parking area would also encroach into the required setback along North Arch Road.

Notes:

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Proffered conditions, Textual Statement, previous zoning conditions and a conceptual landscape plan are located in Attachments 1 - 4.

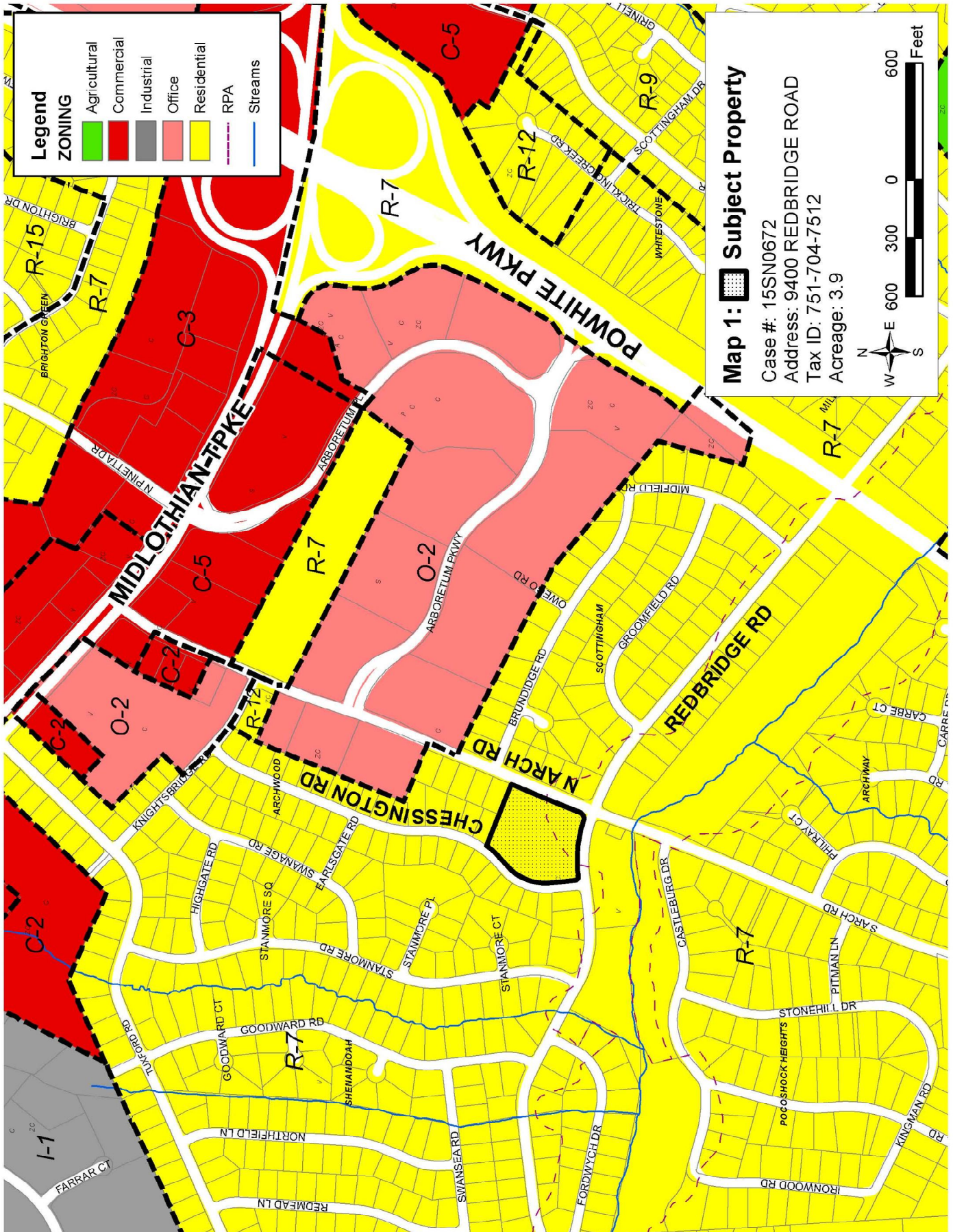
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Conditions would mitigate impacts on area properties
- Private school enrollment would continue to be limited

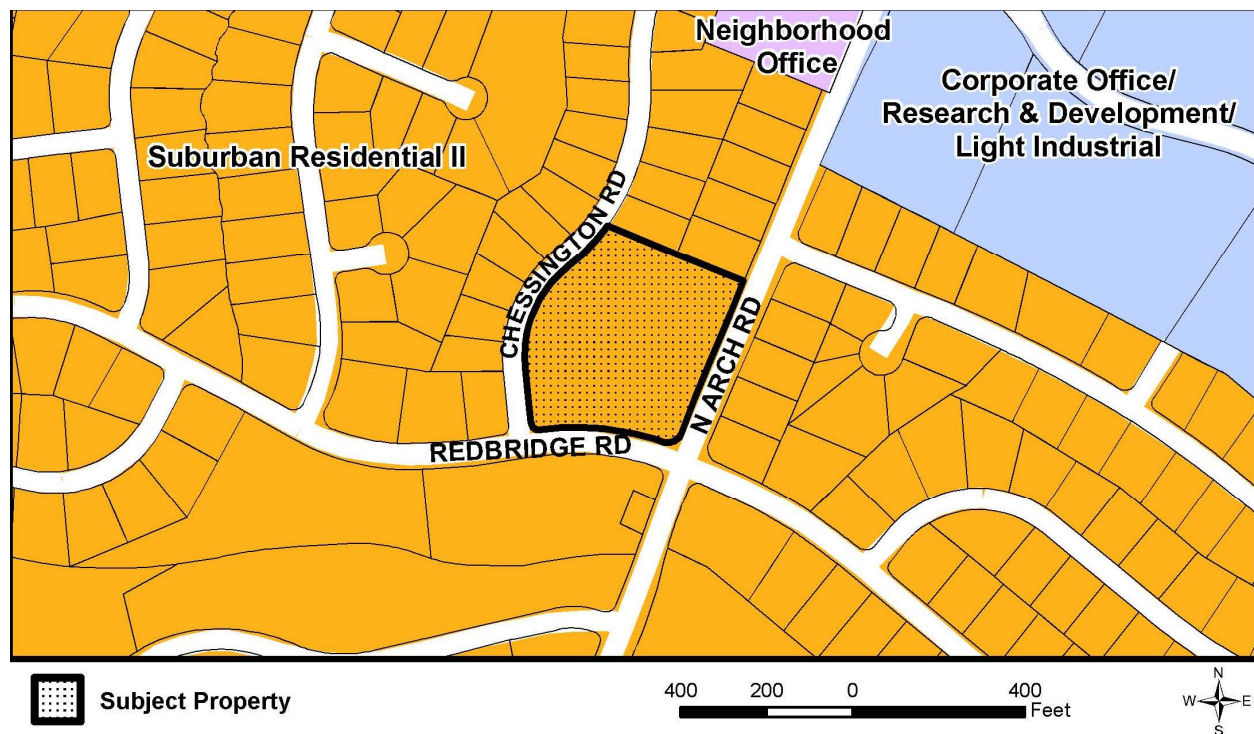
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



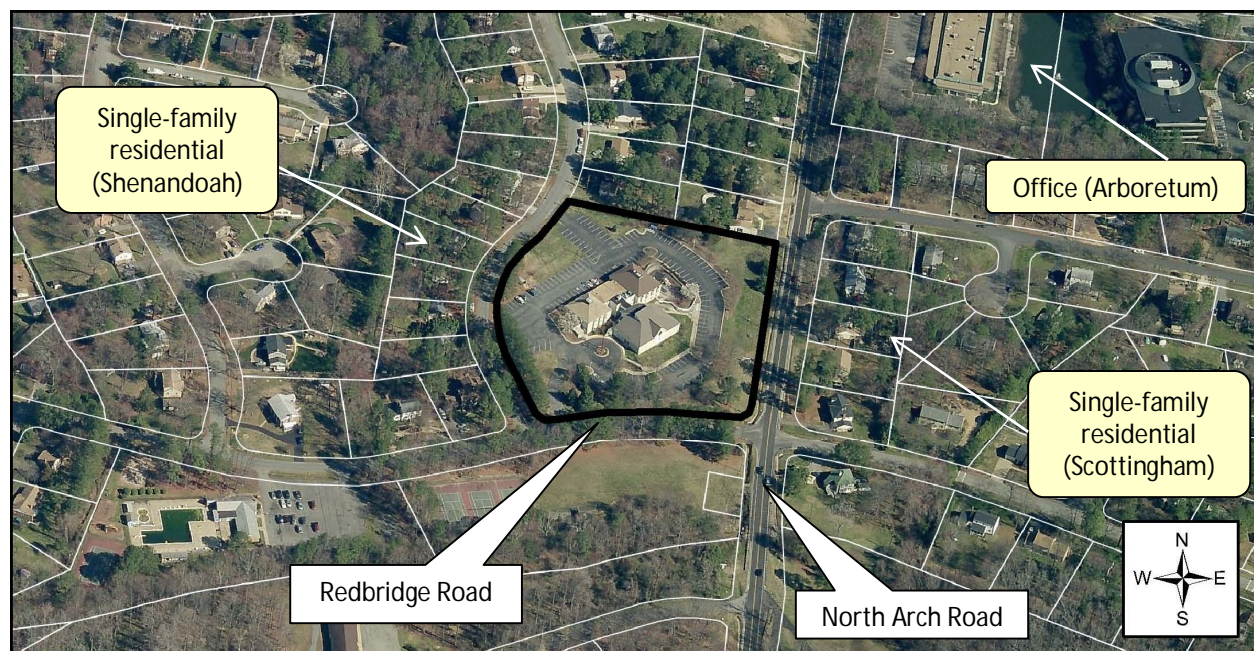
Map 2: Comprehensive Plan

Classification: **SUBURBAN RESIDENTIAL II**

The designation suggests the property is appropriate for 2.0 to 4.0 dwellings per acre.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

ZONING HISTORY

Case Number	BOS Action	Request
80SN0009	Approved (02/27/1980)	<ul style="list-style-type: none"> Conditional Use to permit a day-care center Limited to Redeemer Lutheran Church for a 5 year time period
85SN0055	Approved (07/25/2010)	<ul style="list-style-type: none"> Renewal of Conditional Use to permit a private school Limited to Redeemer Lutheran Church with a maximum enrollment of 80 children No additions or alterations permitted for the private school use

Attachment 3

PROPOSAL

Expansion of the Redeemer Lutheran Church's existing private school, fellowship hall and parking area is planned. The applicant requests deletion of Condition 4 in Case 85SN0055 to allow the expansion of the private school. To accommodate the building expansion a new parking area is proposed, which would encroach into the minimum setback from North Arch Road. Within the reduced setback, Perimeter Landscaping C would be installed as well as a three (3) to four (4) evergreen foot tall hedgerow to minimize the view of the parking area from North Arch Road.

The following provides an overview of conditions offered by the applicant to minimize the impact of expansion on area properties:

General Overview		
Requirements	Details	
Master Plan	Textual Statement <i>Proffered Condition 1</i>	
	Existing Condition / Ordinance Requirement	Request
Private School Enrollment	Limited to 80 Students	Limited to 165 Students <i>Proffered Condition 2</i>
Additions or Alterations for Private School Use	Not Permitted <i>Condition 4, Attachment 3</i>	Permitted <i>Condition Deleted</i>
Landscaping for Parking Area on North Arch Road	Perimeter Landscaping C	Perimeter Landscaping C with 3-4' Evergreen Hedgerow <i>Proffered Condition 3 Attachment 4</i>
Parking Setback along North Arch Road	50'	33' <i>Textual Statement, Item 1</i>

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Anthony Batten (804-717-6167) BattenA@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Buford Fire Station, Company Number 9
EMS Facility	The Forest View Volunteer Rescue Squad

This request will have minimal impact on fire and EMS.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	-

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	Yes	16"	Yes
Wastewater	Yes	8"	Yes

Additional Information:

The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
6/15/15	Application submitted
8/11/15	Revised proffers and textual statement were submitted
Community Meeting	
8/5/15	Issues Discussed The District Commissioner, applicant and staff attended the meeting. The following topics were discussed: <ul style="list-style-type: none"> • Expansion of the private school • Traffic generated from the church and private school uses

PROFFERED CONDITIONS

1. Master Plan. The Textual Statement dated August 11, 2015 shall be considered the Master Plan. (P)

The Applicant hereby deletes Condition 4 and amends Condition 2 of Case 85SN0055 to read as follows:

2. Private School Enrollment. Enrollment shall not exceed one hundred and sixty-five (165). (P)

(Staff Note: Except as amended herein, all previous conditions of zoning approved in Case 85SN0055 shall remain in full force and effect.)
3. Perimeter Landscaping Along Arch Road. For any area where parking is less than fifty (50) feet from the ultimate right-of-way of Arch Road, Perimeter Landscaping C shall be installed in addition to an evergreen shrub hedgerow that is maintained at a height of 3 to 4 feet for the length of parking and drive areas. (P)

TEXTUAL STATEMENT

15SN0672
Redeemer Lutheran Church
Textual Statement
August 11, 2015

Re: Zoning Application for Redeemer Lutheran Church to request a Conditional Use Planned Development to request exceptions to ordinance standards relative to parking area setbacks on Chesterfield County Tax Identification Number 751-704-7512 as set forth herein below.

1. Setback along Arch Road. The setback along Arch Road for parking areas shall be a minimum of 33 feet from the ultimate right-of-way.

APPROVED PROFFERED CONDITIONS (85SN0055)

On motion of Mr. Applegate, seconded by Mr. Dodd, the Board approved this request subject to the following conditions:

1. The following conditions notwithstanding, the plan prepared by The Planning and Design Collaborative, revised February 18, 1985, shall be considered the Master Plan for St. Ledger Village. (P)
2. Uses permitted in the Village Center shall be limited to the following:
 - a. Recreation facilities designed and designated primarily for use by St. Ledger Village residents
 - b. Day care centers
 - c. Private schools
 - d. Churches
 - e. Libraries
 - f. Residential

(Note: At the time of schematic plan review, conditions may be imposed which insure that the uses will not have a detrimental or adverse impact on adjacent residents. All conditions relative to requirements for specific tracts and uses outlined in the original Textual Statement and subsequent amendments remain in force.)

Vote: Unanimous

85S049

In Midlothian Magisterial District, GEORGE W. BRADLEY, JR. requested rezoning from Agricultural (A) to Residential (R-9) on a 3.0 acre parcel fronting approximately 80 feet on the west line of Old Bon Air Road, approximately 260 feet south of Cutter Drive. Tax Map 17-4 (1) Parcel 5 (Sheet 8).

Mr. Poole stated the Planning Commission had recommended approval of the request subject to a proffered condition. Mr. Bradley was present. There was no opposition present.

On motion of Mrs. Girone, seconded by Mr. Dodd, the Board approved this request subject to acceptance of the following proffered condition:

The minimum house size shall be 1,400 square feet finished.

Vote: Unanimous

85S055

In Clover Hill Magisterial District, REDEEMER LUTHERAN CHURCH requested renewal of a previously granted Conditional Use (Case 80S009) to permit a private school in a Residential (R-7) District on a 4.0 acre parcel fronting approximately 400 feet on the west line of North Arch Road, also fronting approximately 335 feet on Redbridge Road, and located in the northwest quadrant of

the intersection of these roads. Tax Map 28-1 (1) Parcel 11 (Sheet 8).

Mr. Poole stated the Planning Commission had recommended approval subject to certain conditions. Reverend Umbach was present representing the applicant and stated the conditions were acceptable. There was no one present in opposition.

On motion of Mr. Applegate, seconded by Mr. Dodd, the Board approved this request subject to the following conditions:

1. This Conditional Use shall be granted to and for Redeemer Lutheran Church and shall not be transferable nor run with the land. (P)
2. Enrollment shall not exceed eighty (80). (P)
3. A single freestanding sign shall be permitted identifying this use. The sign shall not exceed twenty-five (25) square feet in area and shall not be lighted. (P)
4. There shall be no additions or alterations to the existing structure to accommodate this use. (P)

Vote: Unanimous

85S066

In Midlothian Magisterial District, BUSINESS PLANNING ASSOCIATES, INC. requested rezoning from Agricultural (A) to Community Business (B-2) plus Conditional Use Planned Development to permit bulk exceptions on 2.54 acres, and amendment to a previously granted Conditional Use Planned Development (Case 85S028) to modify the approved Master Plan. This request lies on a 27.69 acre parcel fronting approximately 1,249 feet on the north line of Midlothian Turnpike across from Sturbridge Drive and also fronting approximately 822 feet on the southwest line of Robious Road, approximately 100 feet southeast of Fernleaf Drive. Tax Map 17-7 (1) Parcels 12, 13, 14, 23, 24, 25, 26, 27 and 32 (Sheet 8).

Mr. Poole stated the Planning Commission had recommended approval of this request subject to certain conditions. Mr. Ed Willey, Jr. was present representing the applicant and stated the conditions were acceptable. There was no opposition present.

On motion of Mrs. Girone, seconded by Mr. Dodd, the Board approved the request subject to the following conditions:

1. Except where stated herein, all conditions of Conditional Use Planned Development 85S028 shall apply not only to the previously approved Conditional Use Planned Development property, but also to development of Tax Map 17-7 (1) Parcel 32. (P)
2. The following conditions notwithstanding, the plan prepared by the Kirkland Group, dated March 18, 1985, and the application shall be considered the Master Plan. (P)
(Note: This condition supersedes Condition 1 of the previously granted Conditional Use Planned Development (Case 85S028)).
3. The existing driveway on the Lilly property (Tax Map 17-7 (1) Parcel 32) shall be used to create a dam to act as a silt basin. The silt basin shall have a riser pipe attached to the existing culvert. (EE)
4. Finished building floor elevations shall be sufficient to provide flood protection in the event the culverts under the

CONCEPTUAL LANDSCAPE PLAN

